ANGEL COMMERCIAL, LLC
2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com
THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

CONTACT
Eva Kornreich, Senior Vice President
ekornreich@angelcommercial.com
203.335.6600 Ext. 23

PRICE REDUCTION:
3,600 SF Industrial/Flex Condominium for Sale Now at $750,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a newly priced opportunity at **15 South Street, Norwalk, CT.** Now offered at **$750,000** (reduced from $800,000), this **3,600 SF** industrial/flex property features **two adjoining condominiums**. The layout includes **two 900 SF ground-floor garages** with **1,800 SF of premium office space** above, positioned in a high-demand commercial corridor.

FIRST FLOOR: TWO GARAGES/WAREHOUSES

Each 900 SF garage is heated and features:

- **Ceiling Height:** 12' clearance
- **Loading:** 16' W x 10' H drive-in door for seamless vehicle and equipment access
- **Power:** 200 Amps, Three-Phase
- **Amenities:** Restroom

SECOND FLOOR: 1,800 SF OFFICE SPACE

The fully air-conditioned second floor is optimized for professional operations and features:

- **Layout:** Six private offices (four with natural light) and a large open-concept workspace
- **Amenities:** Reception area, kitchenette, server room, and two restrooms

STRATEGIC LOCATION & ZONING (CDC-3C)

Zoned General Urban - Corridor Community District (CDC-3C), this property is positioned for maximum accessibility at the intersection of I-95 (Exit 14) and Route 7.

- **Regional Connectivity:** Reach Greenwich, Stamford, and Bridgeport within 15–20 minutes
- **Transit:** Less than 0.1 miles to Norwalk Transit bus stop and ±1.2 miles to the South Norwalk Train Station

PROPERTY DETAILS

FINANCIAL DETAILS

Sale Price:	$750,000
Common Charges:	$250/Month
Real Estate Taxes:	$8,058.68 (2026)

PROPERTY DETAILS

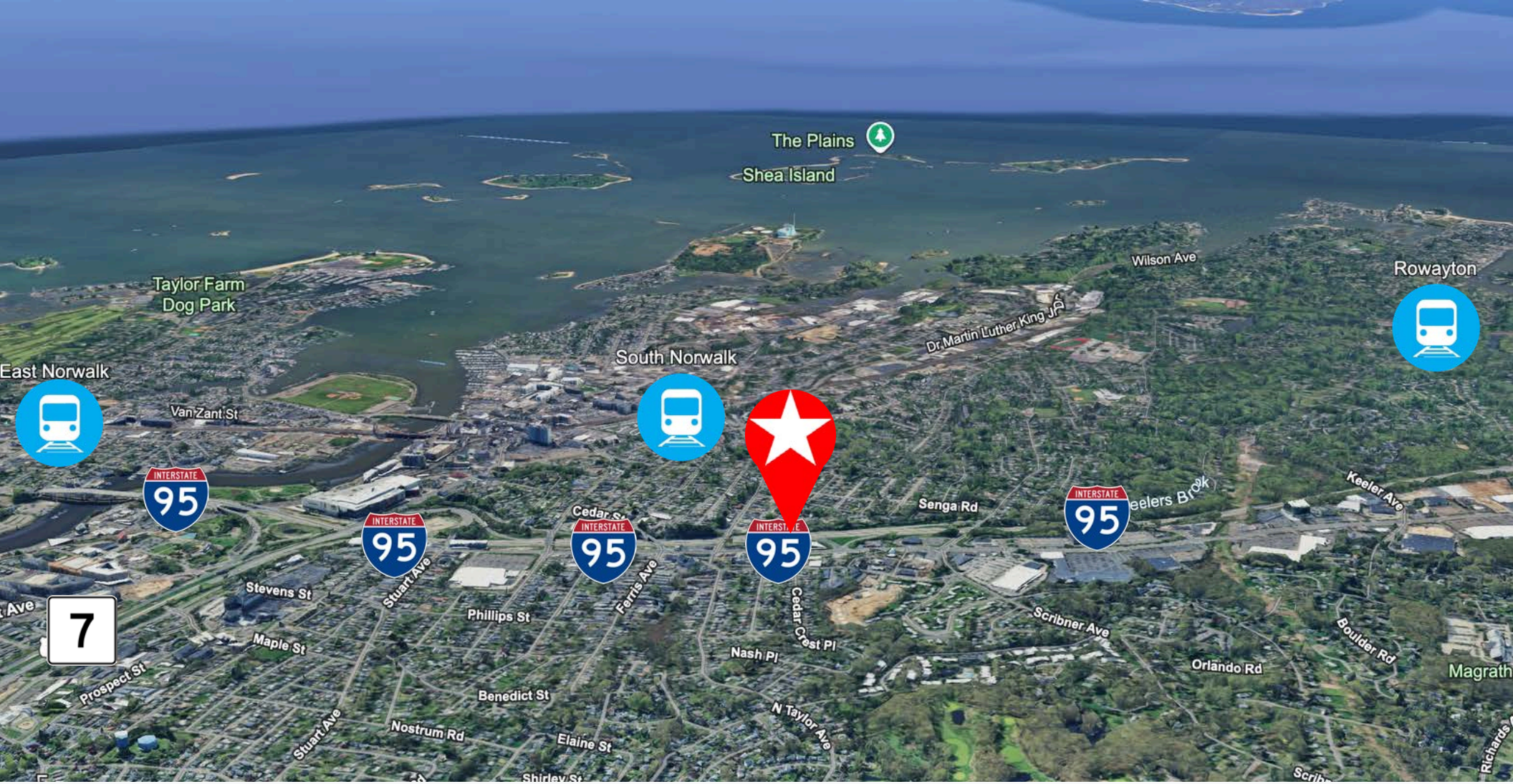
Total Size:	3,600 SF
Land:	In Common
Zoning:	CDC-3C
Year Built:	2008
Construction:	Clapboard
Stories:	Two

FEATURES

Parking:	2 Exterior Spaces, Garaged Spaces, and Street Parking
Loading:	2 Drive-In Doors (16' W x 10' H)
Ceiling Height:	12' (In Garages)
Amenities:	Four Restrooms, Kitchenette, Security System

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning (Second Floor Only)
Heating:	Gas
Power:	200 Amps, Three- Phase



UNMATCHED REGIONAL CONNECTIVITY

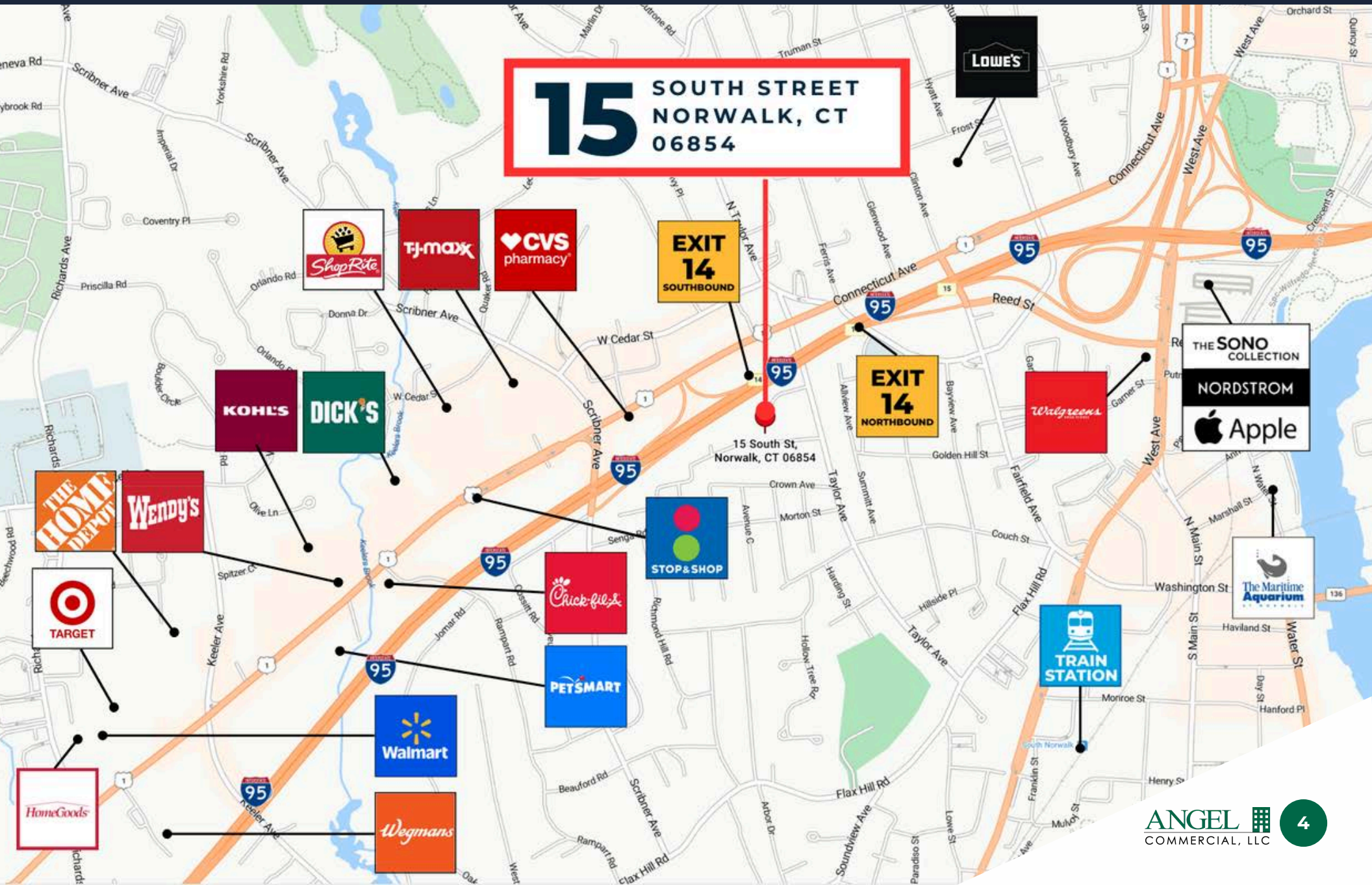
< 0.1 Miles to Norwalk Transit Bus Stop

~1.2 Miles to South Norwalk Train Station

Immediate I-95 Access (Exit 14)

Minutes to Route 7 Providing East Connections to the Merritt Parkway and I-84

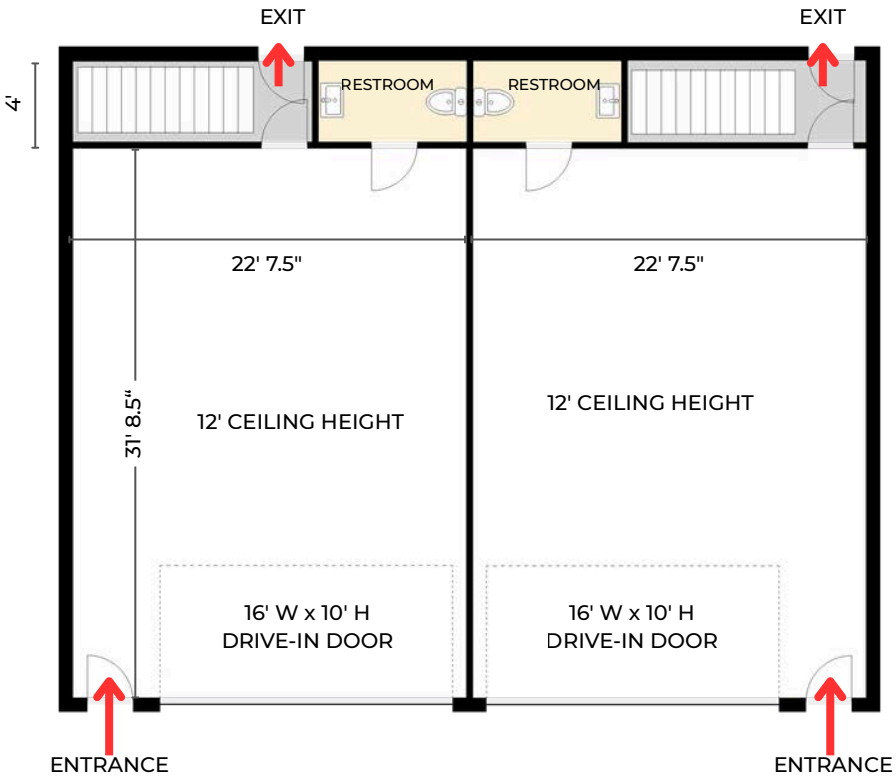
AMENITY-RICH LOCATION



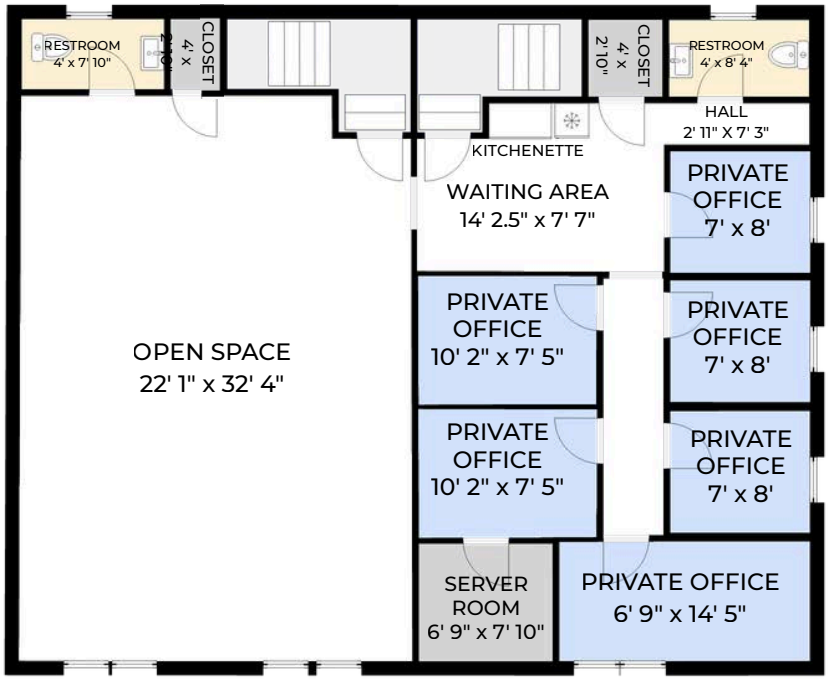
DETAILED FLOOR PLAN

3,600 SF

FIRST FLOOR



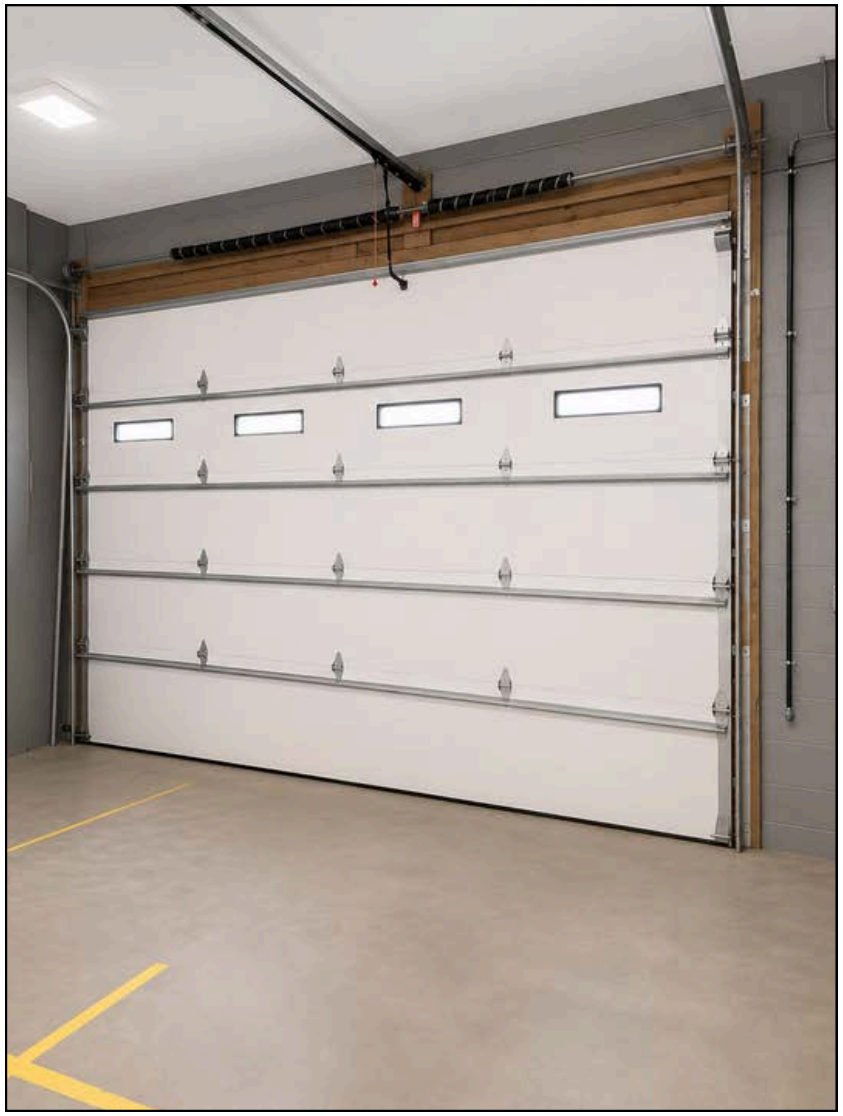
SECOND FLOOR



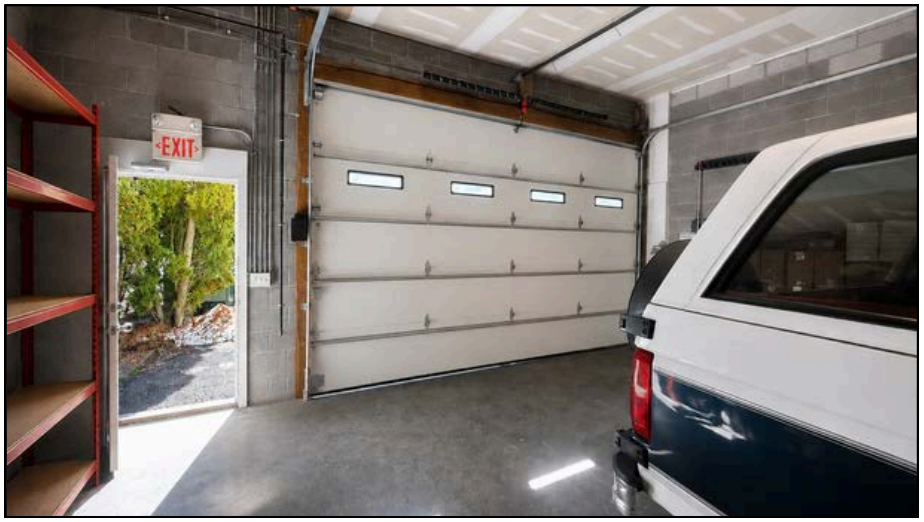
CLICK IMAGE TO ENLARGE

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE

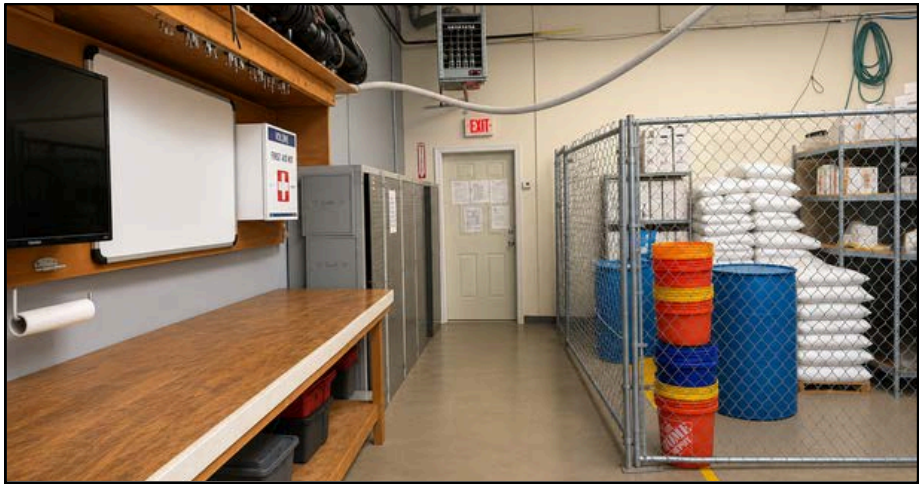
FIRST FLOOR: HIGH-CLEARANCE WAREHOUSE / GARAGE SPACE



16' W x 10' H Drive-In Doors for Easy Loading and Logistics

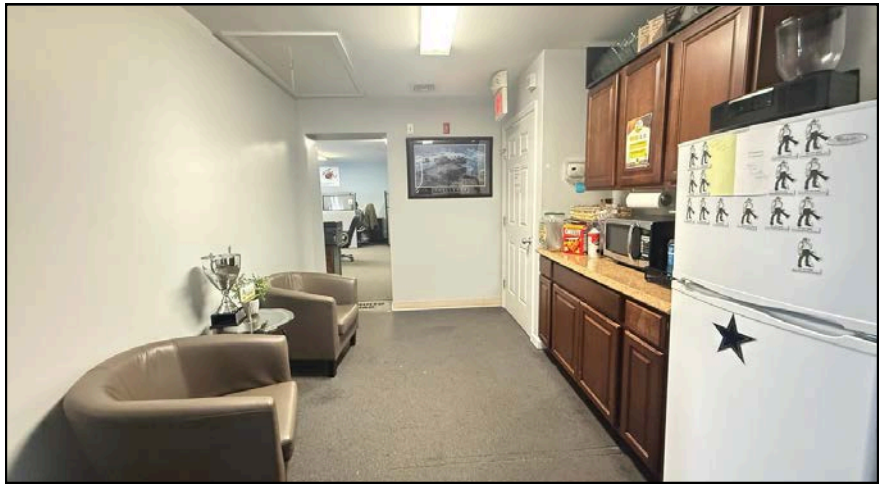


Spacious Flex Area With 12' High Ceilings

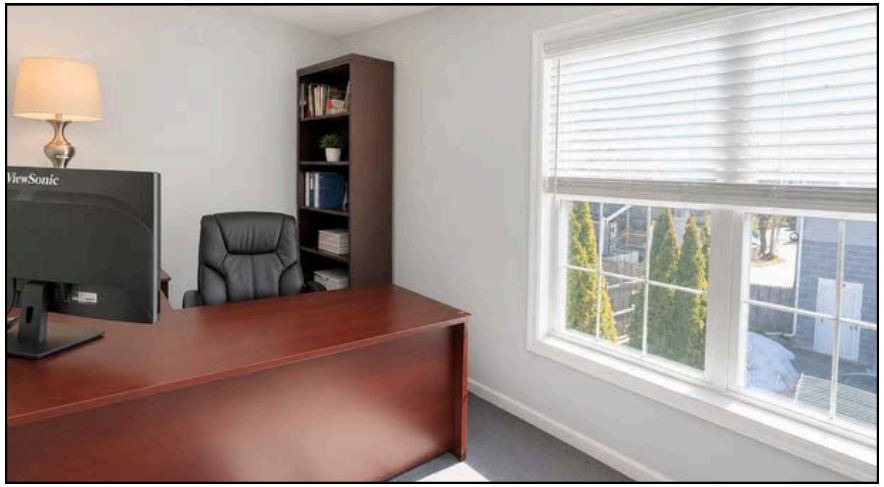


Garage Space with Private Restroom & Rear Access

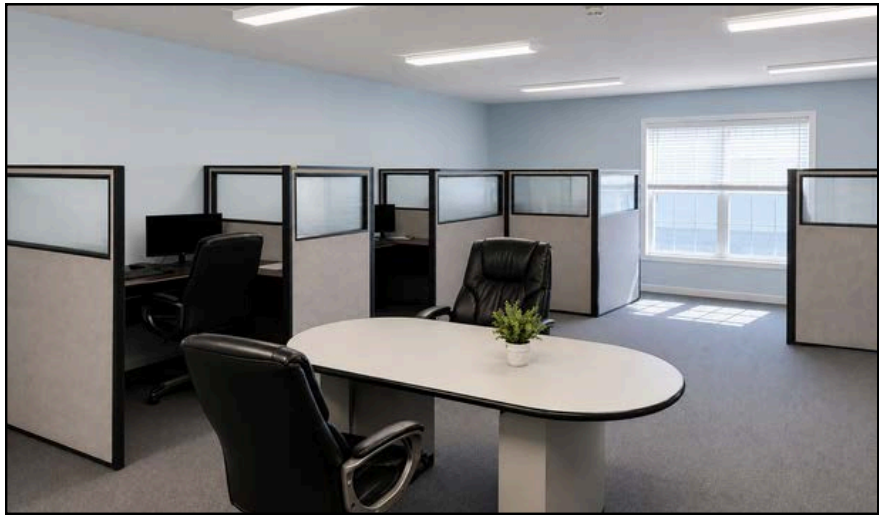
SECOND FLOOR: 1,800 SF OFFICE SPACE



Modern Kitchenette & Waiting Area



Private Office with Natural Light

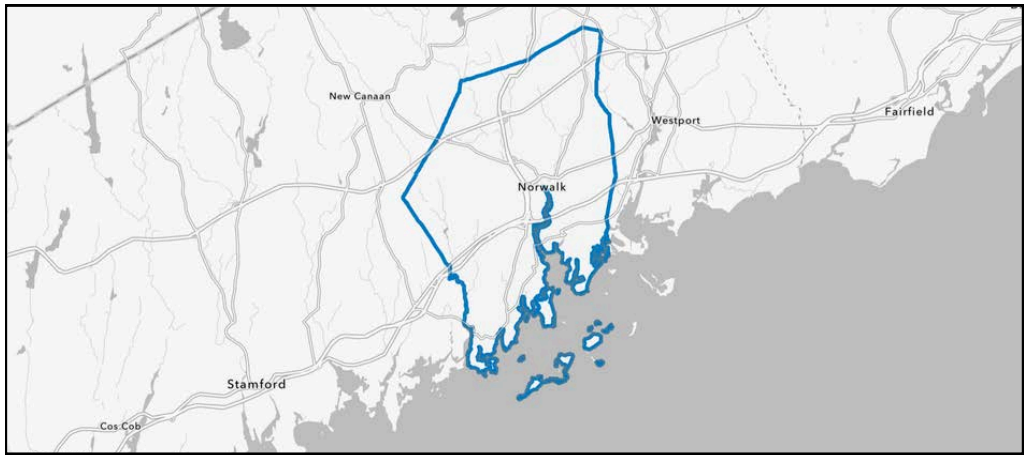


Large Open-Concept Workspace

STRATEGIC INVESTMENT ADVANTAGE: DEMOGRAPHIC & MARKET SUMMARY

Positioned at the gateway to the "Gold Coast," 15 South Street offers a premier location for businesses seeking access to an affluent, high-density population. With an **Average Household Income of $169,796, 66.6% homeownership**, and a significant concentration of **white-collar professionals (73%)**, the area represents a deep pool of high-value residential and commercial clients requiring premium professional, retail, and property services.

- **High-Value Market Territory:** The local **average household income of $169,796** indicates a community with significant discretionary income to invest in high-end products and professional services.
- **Optimal Daytime Accessibility:** A robust **daytime population of 29,509** ensures your business is positioned in a high-activity corridor, maximizing visibility and accessibility within the Western CT Planning Region.
- **Economic Stability:** A remarkably low **3.6% unemployment rate** reflects a thriving local economy and a stable environment for long-term business growth, investment, and talent recruitment.



Metric	Norwalk	Western CT Planning Region	CT
Population	28,306	625,143	3,608,872
Daytime Population	**29,509**	637,629	3,557,093
# of Households	11,549	238,601	1,451,347
Average HH Income	**$169,796**	$214,174	$138,223
Median HH Income	**$113,609**	$123,760	$95,275
Homeownership Rate	**66.60%**	65.00%	65.30%
White-Collar Workforce	**73%**	75%	70%
Bachelor's Degree or Higher	**48%**	57%	44%
Unemployment Rate	**3.60%**	3.40%	3.60%

NEXT STEPS

15 SOUTH STREET NORWALK, CT 06854

VIEW ZONING REGULATIONS

VIEW FIELD CARD

VIEW TAX BILL

EMAIL BROKER

CALL BROKER

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2425 Post Road, Suite 303
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CONTACT
Eva Kornreich, Senior Vice President
ekornreich@angelcommercial.com
203.335.6600 Ext. 23